

O'Donovan

VINEYARD



LEGACY & LAND
GROUP

± 272 ACRES AVAILABLE

6520 O'Donovan Rd.
Creston, CA 93432

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6520 O'Donovan Rd. Creston, CA 93432 – ±272 Acres in Creston, CA

Offered at \$6,600,000, this ±272.26-acre vineyard estate in the heart of Paso Robles wine country presents a rare opportunity to acquire a highly productive and well-established operation in one of California's most prestigious AVAs. With ±243.20 net planted acres, this vineyard has been carefully developed and maintained to maximize yield and grape quality.

The property's size and layout provide scale and efficiency for commercial production, while the surrounding natural beauty offers an unmatched backdrop for future branding, events, or lifestyle uses. Water resources, favorable soils, and the established vineyard infrastructure make this an exceptional turnkey investment for wine producers, investors, or those seeking to expand their portfolio within Paso Robles' renowned viticultural region.

Property Overview

O'Donovan Vineyard – ±272 Acres in Creston, CA

PROPERTY HIGHLIGHTS

- Sale Price: \$6,600,000
- Location: 6520 O'Donovan Road, Creston, CA 93432
- Total Acreage: ±272.26 Gross Acres (Assessor's Records)
- Planted Vineyard: ±243.20 Net Vineyard Acres
- Property Type: Commercial Vineyard
- AVA: Paso Robles – Creston District (Sub-AVA)
- Highly productive vineyard with strong investment potential
- Prime location in the heart of California's wine country
- Rolling vineyard landscape ideal for branding and marketing appeal
- Easy access to regional transportation routes and nearby winery amenities
- Rare opportunity to acquire a large-scale vineyard asset in a sought-after wine-growing region

LOCATION

- Address: 6520 O'Donovan Road, Creston, CA 93432
- Located in the Paso Robles AVA – Creston District Sub-AVA, renowned for premium wine production
- Just 20 minutes to Paso Robles (downtown dining, tasting rooms, and amenities)
- Approximately 40 minutes to San Luis Obispo (airport, regional commerce, and services)
- Convenient access to Highway 41 and Highway 46, connecting to coastal routes and Central Valley markets
- Surrounded by established vineyards, wineries, and equestrian estates, enhancing both agricultural and lifestyle appeal



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Site Description/ Land Use

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SITE DESCRIPTION

The subject property is generally “L” shaped as shown on the accompanying maps. According to the Assessor’s records and survey maps, there are 272.26± gross acres, of which 243.20± net acres are currently planted to Cabernet Sauvignon, Merlot, and Sauvignon Blanc wine grapes. The balance is located within the farm roads, staging areas, support acres, and unplantable/ unusable acreage. Below is a complete breakdown of the various land components:

Net Planted Vineyard Acres - ±243.20

Farm Roads/Staging Areas/Support - ±24.32

Gross Vineyard/Usable Acres - ±267.52

Unplantable/Unusable Acres - ±4.74

Total Gross Property Size - ±272.26

VINEYARD IMPROVEMENT/ PRODUCTION

The O'Donovan Vineyard is currently planted to 243.20± net acres divided into twelve blocks. In 2003, Blocks 4A through D, 5, 6 and 7 were originally planted to Merlot on 114.40± net vine acres. In the spring of 2015, approximately 77.50± acres of Merlot, from all of Block 4A and a portion from 4B, were grafted to Cabernet Sauvignon. In early 2016, an additional 28.30± acres of Merlot, consisting of the balance of Block 4B and all of Block 5 were also grafted to Cabernet Sauvignon. After the 2016 harvest, Blocks 2A (20.00± acres of Chardonnay) and Blocks 6 and 7 (8.60± acres of Merlot) were grafted to Cabernet Sauvignon. After the 2019 harvest, Block 2B was removed and replanted to Cabernet Sauvignon. In 2022, Block 1 was planted to Sauvignon Blanc and blocks 3A and 3B were replanted to Merlot.



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Vineyard Block Details

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BLOCK	VARIETY	ROOTSTOCK	CLONE	VINE WIDTH	ROW WIDTH	VINES PER ACRE	NET PLANTED ACREAGE	YEAR PLANTED	YEAR GRAFTED
1	Sauvignon Blanc	1103	1	9	4	1,210	32.80	2022	2022
2A	Cabernet Sauvignon	8	FR	10	6	726	20.00	2004	2017
2B	Cabernet Sauvignon	1103	47.1	9	4	1,210	20.00	2022	2022
3A	Merlot	1103	18.1	9	4	1,210	28.00	2022	2022
4A	Merlot	1103	18.1	9	4	1,210	28.00	2022	2022
4A	Cabernet Sauvignon	8	FR	9	5	968	30.40	2003	2015
4B	Cabernet Sauvignon	8	FR	9	5	968	29.90	2003	2015
4C	Cabernet Sauvignon	8	FR	9	5	968	19.90	2003	2015
4D	Cabernet Sauvignon	8	FR	9	5	968	17.40	2003	2016
5	Cabernet Sauvignon	8	FR	9	5	968	8.20	2003	2016
6	Cabernet Sauvignon	8	FR	9	5	968	5.80	2003	2017
7	Cabernet Sauvignon	8	FR	9	5	968	2.80	2003	2017
Total:							243.20		

All the 2003 vineyard plantings and respective grafts are planted to 9 x 5 foot spacing. The 2004 plantings and their respective grafts are on 10 x 6 foot spacing. The 2022 plantings were developed on 9 x 4 foot spacing. The mature vines are on 5-wire, bi-lateral California Sprawl trellising. The newer plantings will have a high-wire trellis that will allow for mechanical pruning. The vineyard is drip irrigated with two, 0.33 gallon in-line emitters per vine. The vineyard is currently managed by Vino Farms. Given the trellising and layout, there is the ability to both hand and machine prune, along with machine harvest. Portions of the vineyard are improved with frost protection and according to the vineyard manager, frost damage has occurred but was not substantial or greater than other vineyards in the area. The perimeter of the vineyard is mostly fenced with five wire cattle fencing with metal t-stakes and wood bracing posts at the corners.

Production History - Cabernet Sauvignon

O'Donovan Vineyard – ±272 Acres in Creston, CA

YEAR	ACRES	TONS	TONS/ACRES
Grafted 2015			.40
2016			2.52
2017	189.60	624.79	3.30
2018	218.20	546.67	2.51
2019	218.20	922.50	4.23
2020	134.40	540.21	4.02
2021	134.40	813.73	6.05
2022	134.20	600.72	4.47
5 Year Average			4.47

The 2022 plantings will reach maturity in 2025. Once the 2022 plantings reach maturity, they are expected to produce 5.00 tons per acre.

GRAPE CONTRACTS

Contract available during due diligence.

GRAPE CONTRACT SUMMARY

VARIETAL	PRICE, PER TON
Cabernet Sauvignon	\$1,515

Water and Utilities

O'Donovan Vineyard – ±272 Acres in Creston, CA

WATER

Well #1 2014, located in Block4A, is cased in 12-inch steel to a depth of 550 feet. The 75- horsepower submersible pump is powered by electricity. According to a well test Well #1 production measured at 658.7 GPM. Well #2 is located in the northwest corner of Block 1. This well was originally drilled by Pacific Coast Well Drilling in April 2014 at a depth of 990 feet and is cased in 16-inch steel. Well #2 is now producing 800 GPM.

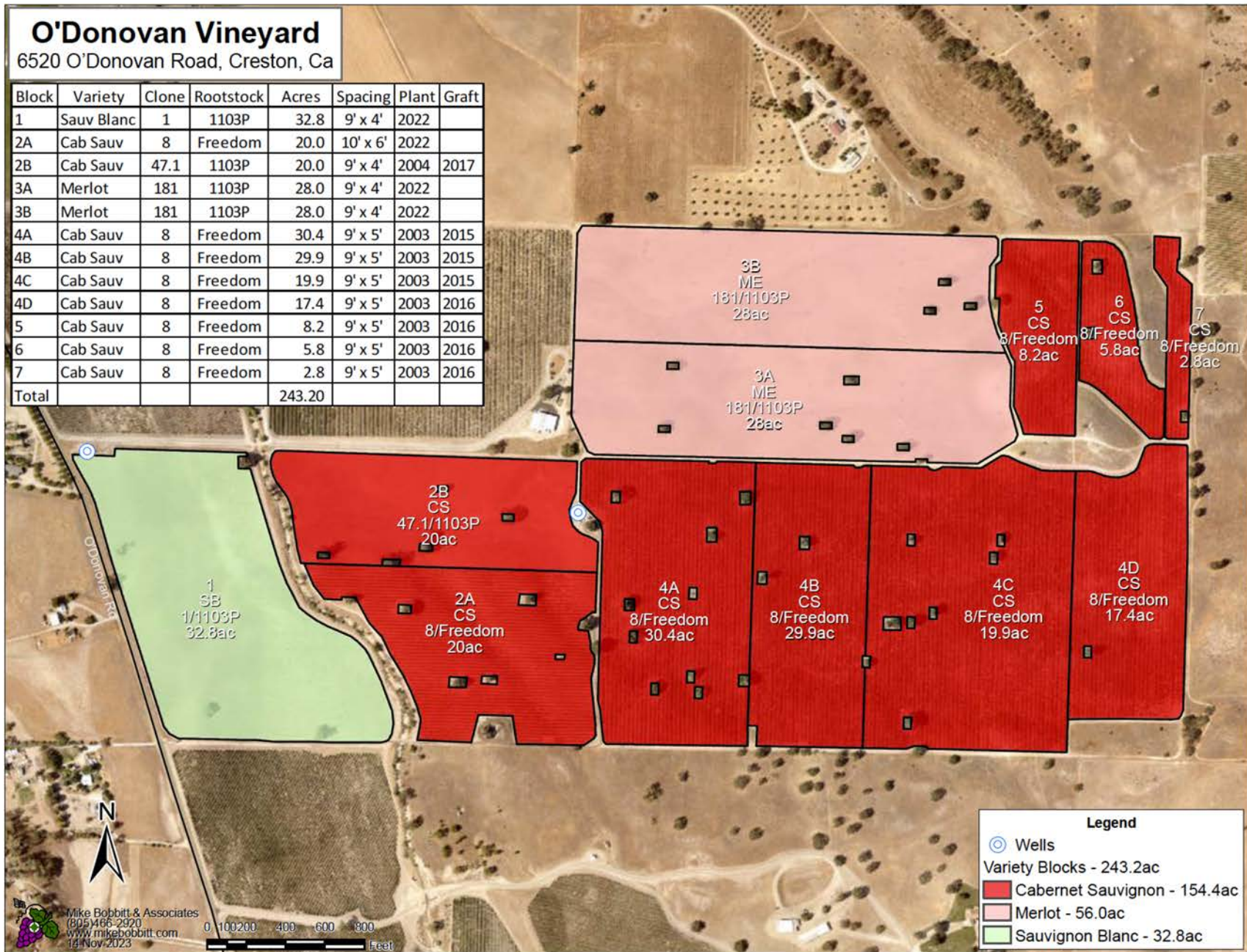
UTILITIES

Utilities available to the property consist of telephone, cable, and electricity. Private vendors in the area provide liquid propane gas. Cellular phone service and satellite television are common in the area.

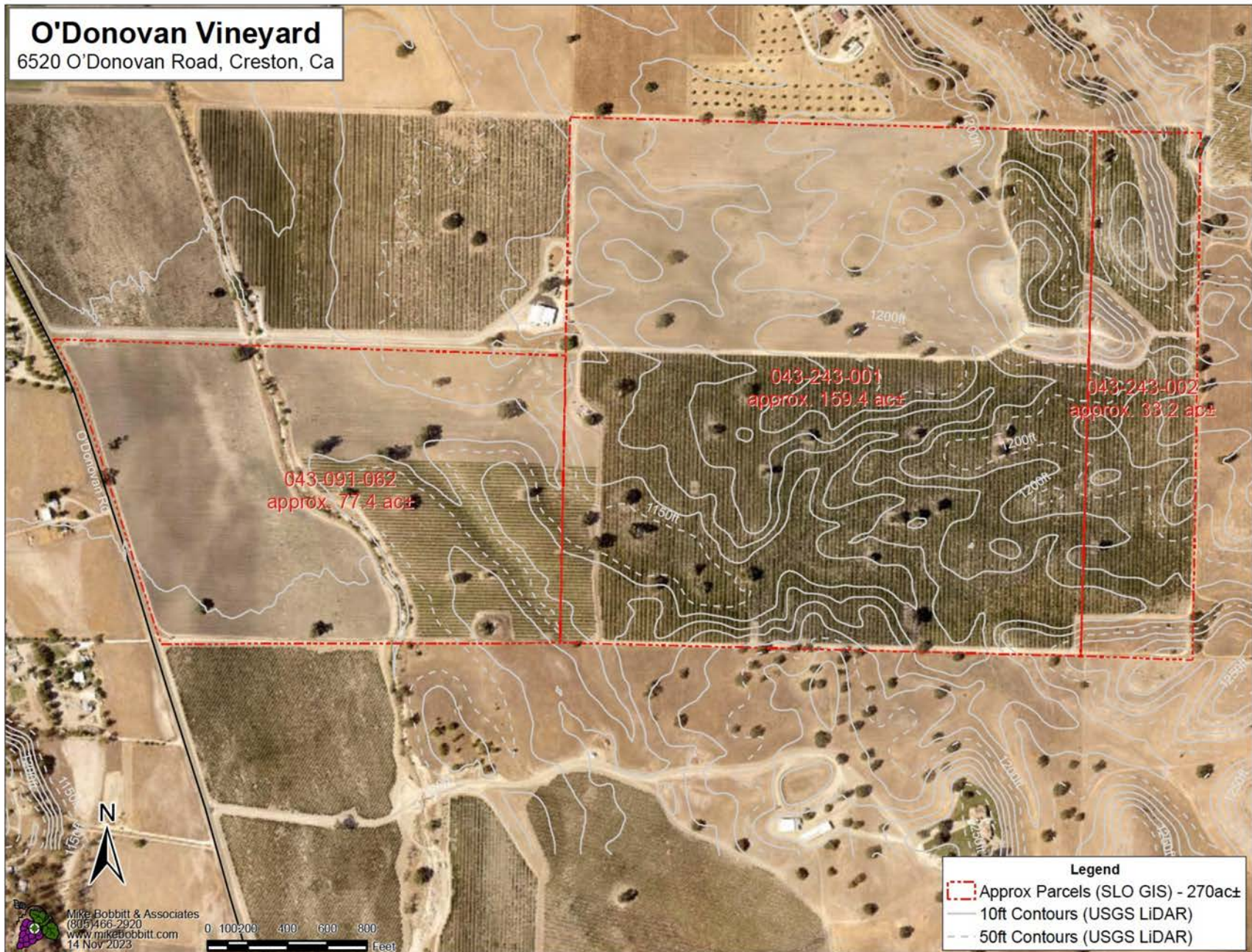


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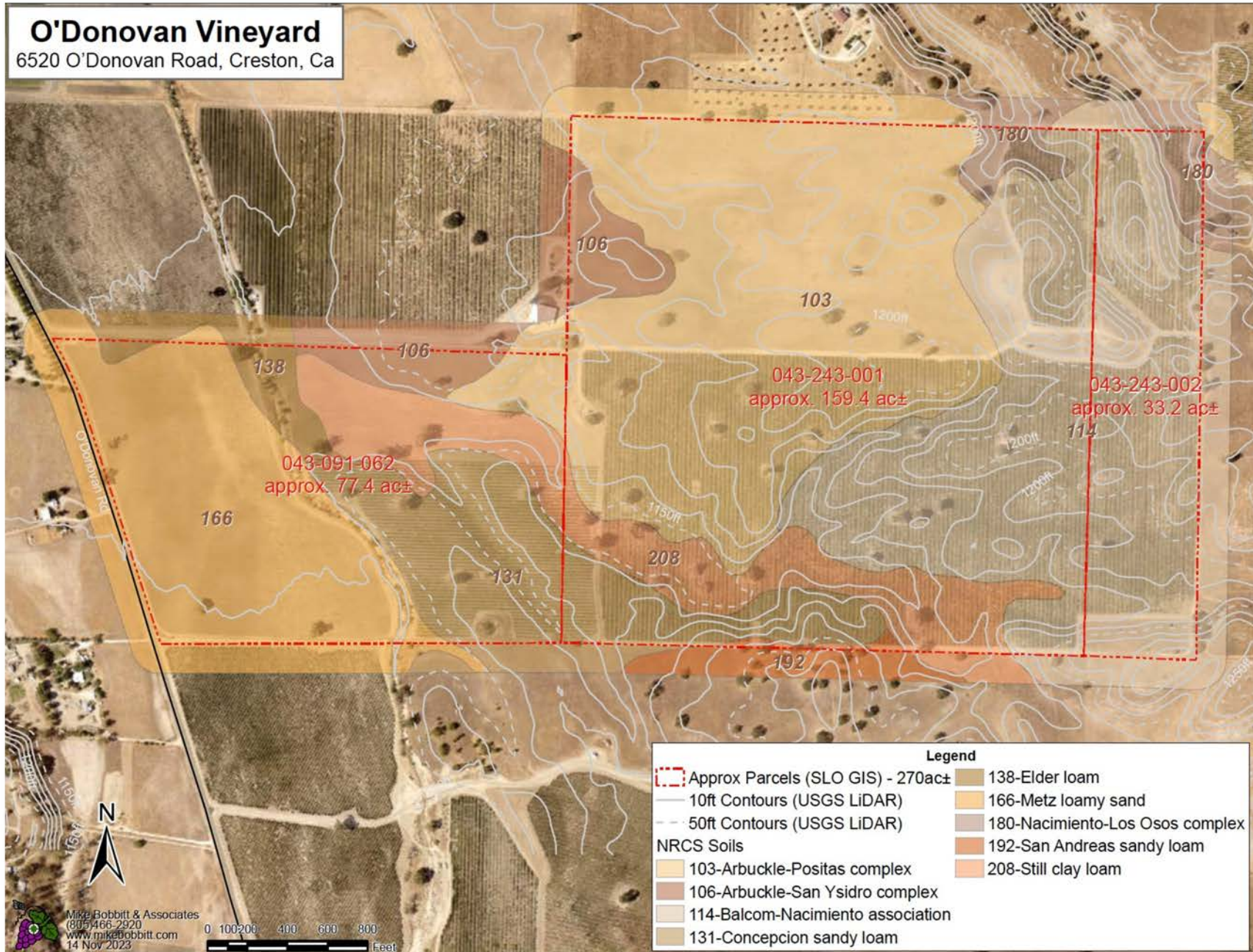
BLOCK MAP



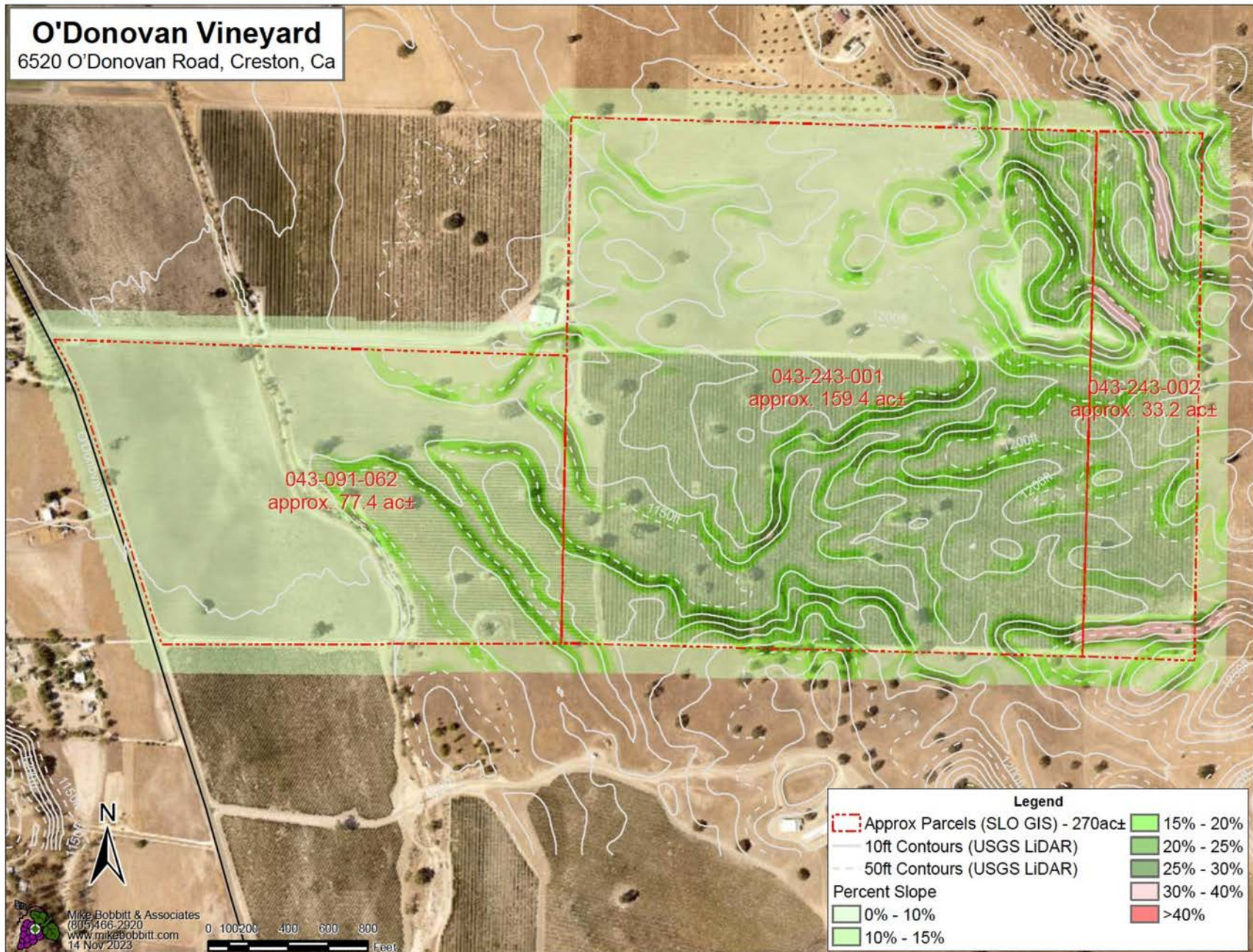
PARCEL MAP OVERLAID ON AERIAL PHOTO



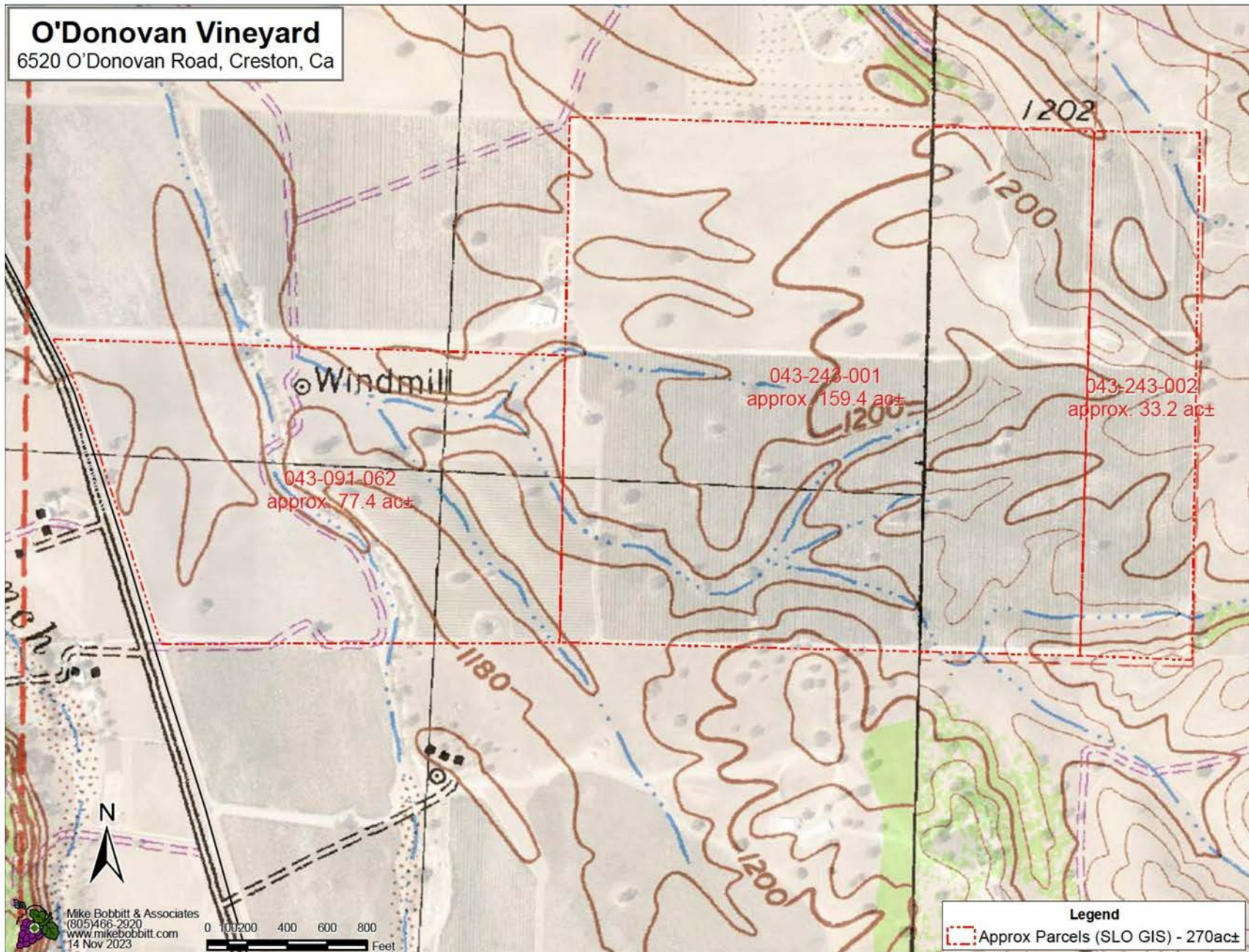
SOIL MAP



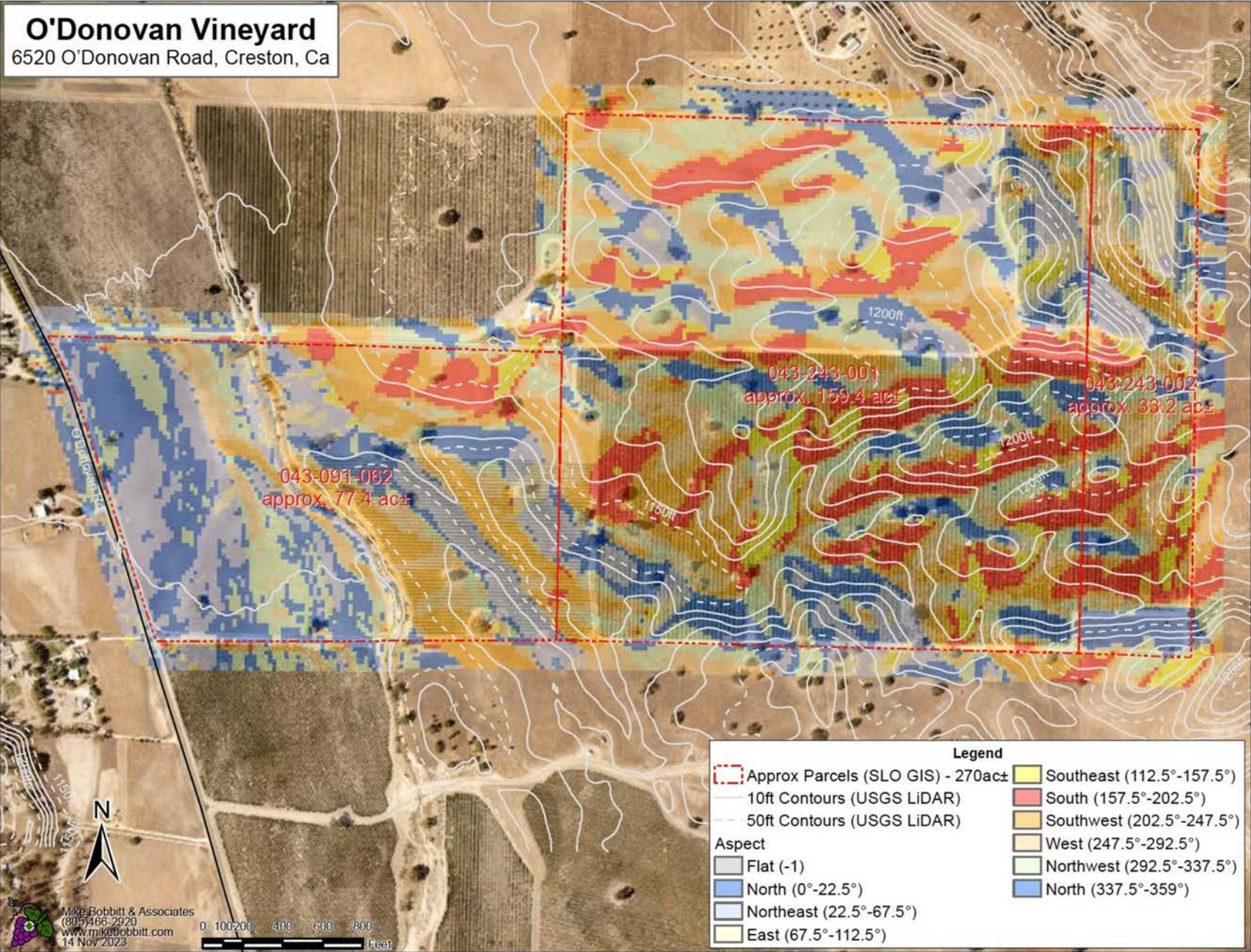
SLOPE MAP



TOPOGRAPHY MAP

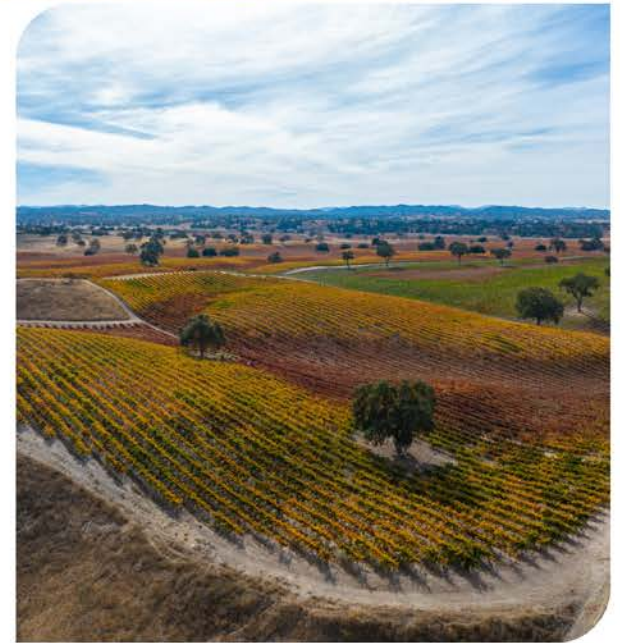


ASPECT RATIO



ADDITIONAL IMAGES

O'Donovan Vineyard – ±272 Acres in Creston, CA





LEGACY & LAND GROUP

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This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

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